

'DISCOVER THE TRACADIE RIVER FROM THE FOREST TO THE SEA'
A SUSTAINABLE TOURISM/RECREATION CONCEPTUAL PLAN FOR THE FORMER TRACADIE MILITARY RANGE



BDA Ltd.
Landscape Architects
Sustainable Community Planning

'From the Forest to the Sea' A Sustainable Tourism/Recreation Conceptual Plan for the Former Tracadie Military Range

Prepared for:

Department of Natural Resources & Energy

Crown Lands Branch

Province of New Brunswick

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Cover Photo Credit: **BDA Ltd. 2000**

BDA Ltd. - Landscape Architects Sustainable Community Planning

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- 1996 Context Air Photo

Appendix A



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1.0 PURPOSE OF THE STUDY



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A public process is being undertaken by the Province of New Brunswick to determine the appropriate use for the former **DND Tracadie Range Lands**. The planning process has evolved, concluding that 3 major land uses will be included in the plan for the Tracadie Range. These uses include **Forestry**, **Agriculture** (blueberries) and **Recreation/Tourism**.

Discussions with the public to date have included strong support for sustainable tourism development, sustainable forest practices and sustainable agriculture. The discussions have also emphasized community access and involvement in the ongoing management and use of the Tracadie Range.

The purpose of this paper is to develop a plan for the **sustainable recreation/tourism use** aspect of the overall land-use and management plan for the Range lands.

On a September morning, early in the study process, the design team took a small plane from Sussex and flew north to Tracadie to view the Range from the air.

The view of the Tracadie River as it flows through the former Range land is stunning. A 17km ribbon of water and forest in pristine condition with little or no man-made impact along its shoreline. This is like no other river we saw along the Northumberland shore or Gulf of St. Lawrence, a rich natural landscape protected under one ownership and management.

The following plan outlines the lands that should be set aside for recreation and tourism and the facilities required to support recreation and tourism activities. The plan is based on the principles of sustainable development which include community access and benefit and protection of the natural environment and cultural history.

A sustainable recreation/tourism plan for the Tracadie Range can become a source of pride and enjoyment for current and future generations of the Tracadie-Sheila region and an attraction as part of a regional tourism economy.

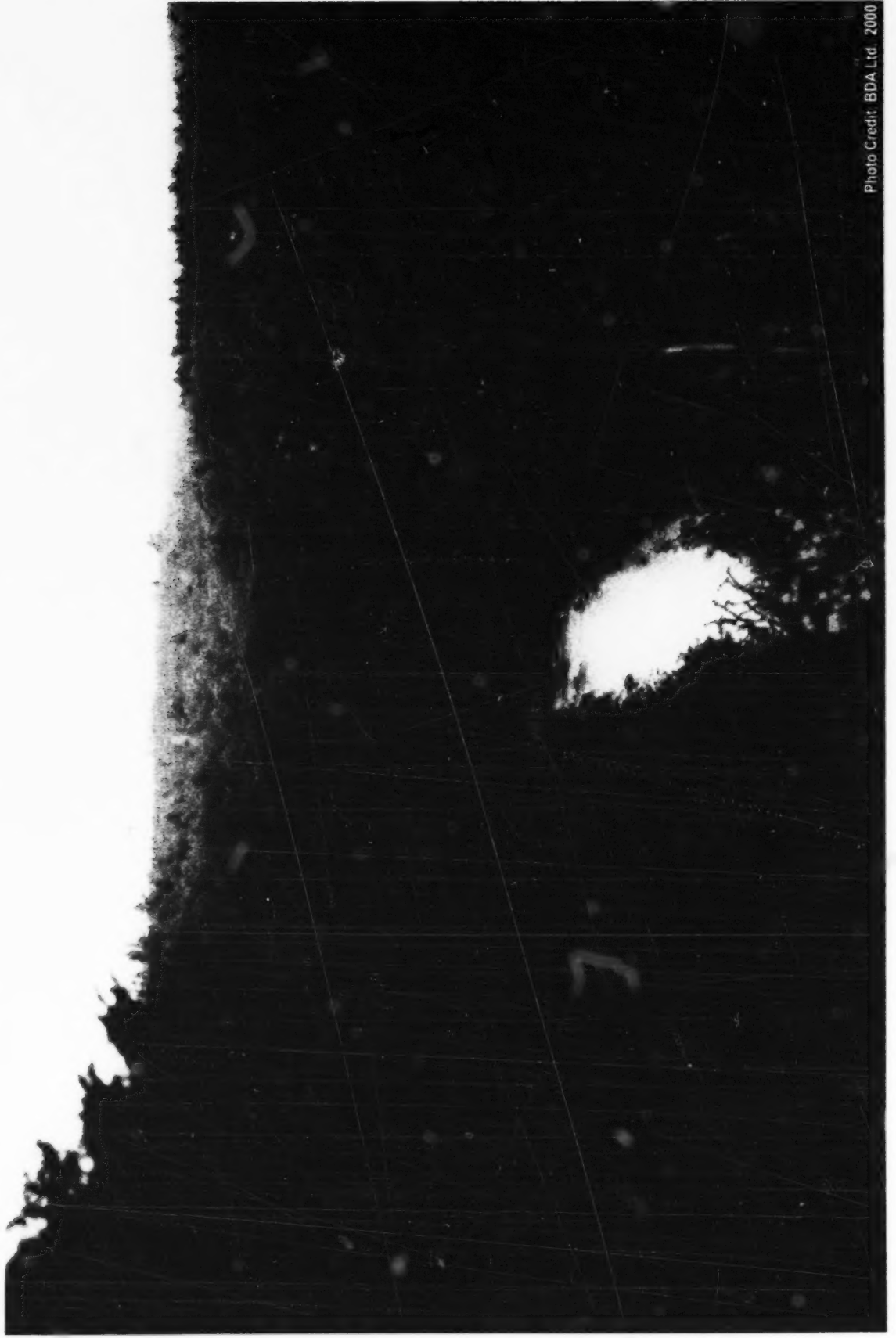


Photo Credit: BDA Ltd. 2000

2.0 SITUATIONAL ANALYSIS

2.1 Market and Tourism Opportunities

The sustainable tourism market attracted to New Brunswick and the Atlantic Provinces is seeking as the number one priority an **outdoor experience** in the outstanding natural landscapes of the various regions. Tourists are particularly interested in the coastal areas. They want to learn about the natural environment, birds, vegetation, geology, and about the people that settled and utilized the land and sea for their livelihood and recreation.

The sustainable tourist (often called the eco-tourist) has very definite preferences when choosing services and activities to support and compliment their holiday. The following are eco-tourist preferences:

Accommodations

- cottage
- heritage or country inn
- bed & breakfast
- eco-lodge

Food

- unique locally grown produce
- wild plants
- fresh seafood
- local brands
- local recipes
- small intimate eating establishments

Entertainment

- markets
- festivals
- community breakfasts/suppers
- shopping for local arts & crafts

Cultural/Natural Experience

- soft adventure packages (birdwatching, hiking, kayaking and canoeing, visiting local artists and crafts people, nature photography, wildlife observation, etc.)
- industrial tours (aquaculture, agriculture, fisheries, forestry, etc.)
- heritage tours

The Acadian Peninsula has developed a regional tourism strategy and is marketing the peninsula as a destination. The peninsula offers a wide range of tourism experiences based on the unique natural and cultural aspects of the region, the Village Historique Acadien, the Shippagan Fisheries Museum, numerous beaches and other attractions.

The unique attraction opportunity in Tracadie-Sheila is the Big and Little Tracadie River systems including the Bay and barrier sand bars. The River system is the **anchor** on which to build a sustainable tourism economy in Tracadie-Sheila, this includes the natural environment of this system and the history of the people living along the river and at the mouth of the river.



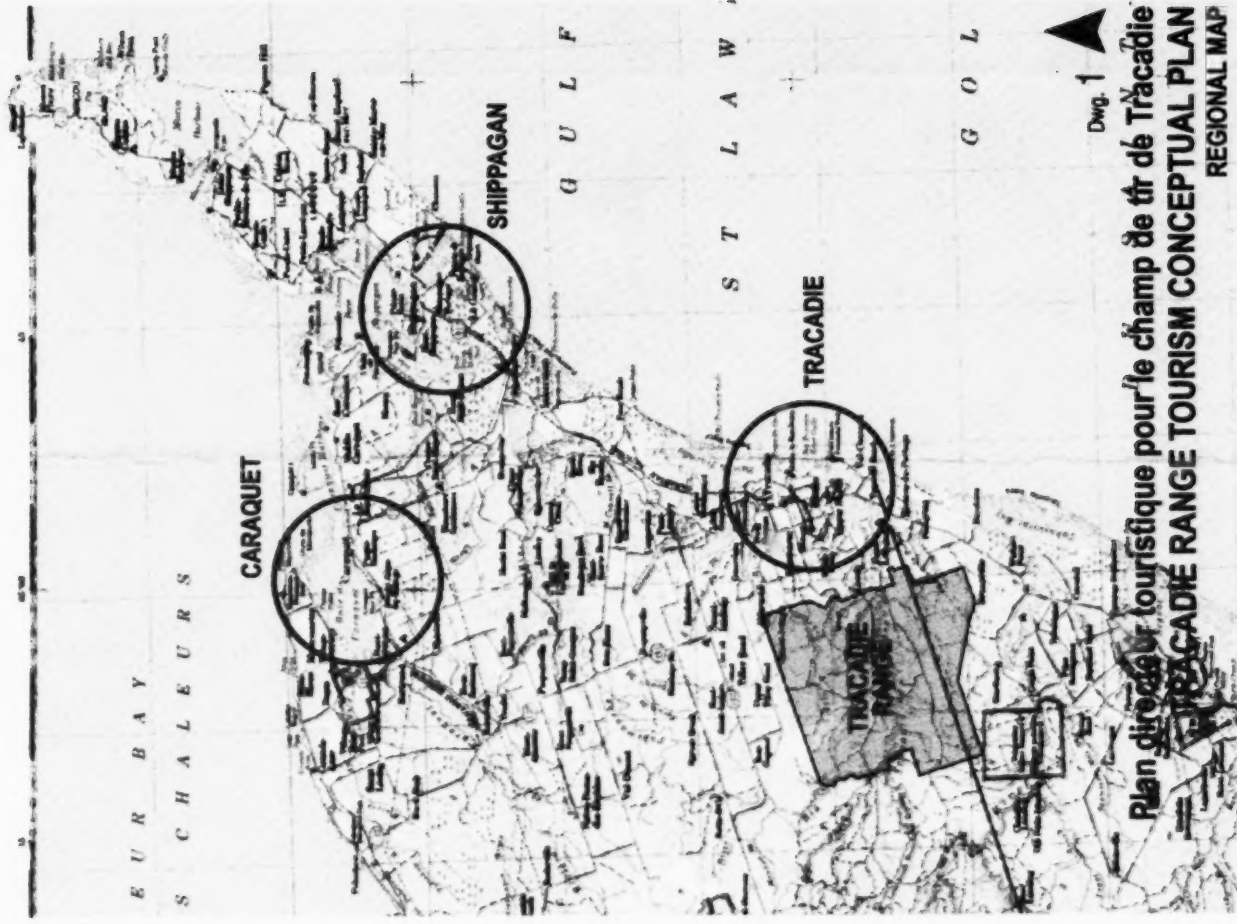
Photo Credit: BDA Ltd. 2000

Sustainable tourists want to explore a high quality natural environment and see the unique habitats and features of a particular ecosystem. They also want to understand the history of an area, from First Nation settlement to today's traditions and culture.

Today's tourist is more discerning than in the past. The industry is competitive world wide and the quality of experience and service has increased. A high quality product and high quality service are essential to establishing a successful tourism economy.

Tracadie has been piecing together a tourism strategy over the past few years, that include streetscape improvements, access to the downtown waterfront, a waterfront cottage cluster (under construction), construction of a canal to link the Big and Little Tracadie Rivers and development of a Farmer's Market. Collectively these small individual projects are the beginning of a critical mass of attractions that is needed to establish the area as a tourism destination.

The introduction of the Tracadie Range site as a tourism product is very timely. The river corridor flowing through this relatively pristine landscape has the scale and scope to be a major attraction and could form the anchor to tie together the other tourist attractions in one unified approach under the banner of 'Exploring the Tracadie River System - from the Forest to the Sea'. This includes the rich landscape in the upper reaches of the river system, the salt marshes and sand bars at the mouth of the river, the history of the First Nations settlement, the history of the forestry and fishing industries, the establishment of the villages and towns along the river system and the rich Acadian traditions of music, food and culture that have been influenced by this unique landscape.



2.2 Physical/Cultural Resources

The Tracadie River system has a wide variety of natural landscape types and a rich cultural history dating back thousands of years that is equally impressive. This resource base can form the foundation of a tourism economy that is based on providing low impact access to the river corridor and the interpretation of the diverse natural and cultural aspects of this area. There are enough unique features and potential activities along the Tracadie River to build a strong, **sustainable tourism attraction**.

This report is focused on the portion of the Big Tracadie River that flows through the former Range land (18,000 hectares), even though the overall tourism attraction is based on the entire river system or watershed, **'From the Forest to the Sea'**.

The Tracadie River offers a tourist experience on several levels. The first impression is the opportunity to experience wilderness - long views up and down the river valley with only the natural landscape in sight. This is a rare landscape. The underlying structure of these views is that of large unfragmented corridor of vegetation and wildlife habitats available for appreciation, discovery and conservation.

The property has been 'protected' from development since the 1940's and has been spared to a large extent modern settlement, forestry and agriculture. The steeply incised river valley supports examples of mature Acadian forest which is rare in such a large scale setting.

Like most rivers in New Brunswick, the Tracadie River system was home to First Nations people. Archeology research has revealed sites that are over 10,000 years old and research indicates that the Big Tracadie River was occupied during every major period in pre-history. Early Acadian settlers established lumber camps along the rivers and used the river as a 'highway' to transport logs to the mills. Although these are not rare occurrence,, the opportunity to view them and learn about them in an intact mature landscape is rare. Fishing, trapping and gathering berries are other stories are all waiting to be researched and told.

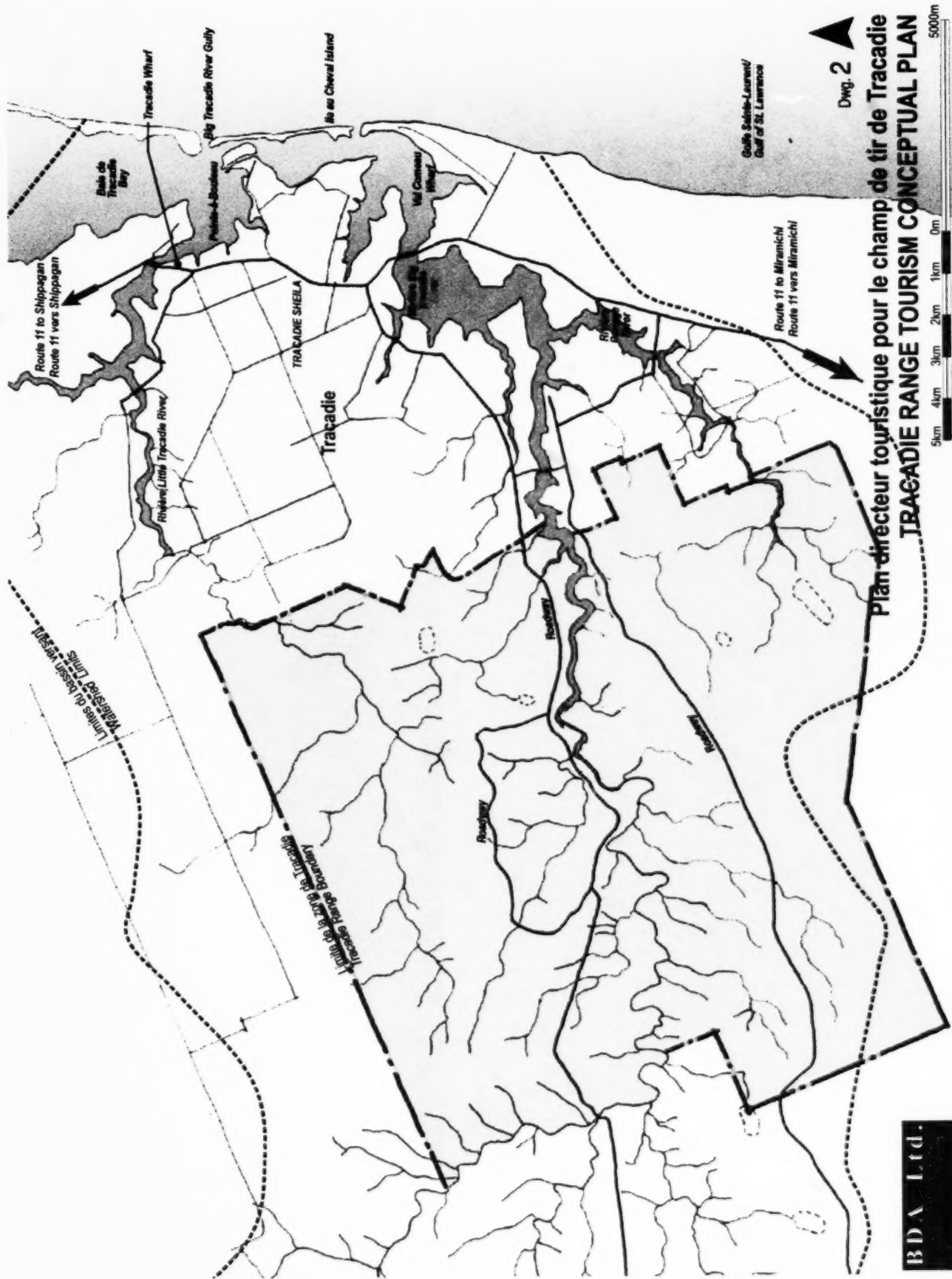


Photo Credit: BDA Ltd. 2000

The river was also home to several homesteads, with access roads and small clearings still evident and waiting for interpretation. The second world war military history is the most recent layer of land use and is another interpretive opportunity.

The range has long been recognized as a unique landscape by the residents of the Tracadie area, it has become a community wild area that is used for a variety of recreational pursuits including: hunting, fishing and snowmobiling.

As a recreational and tourism resource the Range land is a stand alone attraction and if combined with complimentary coastal attractions and cultural experiences in the local Acadian communities, the total package will form the basis for a sustainable tourism plan.



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Plan directeur touristique pour le champ de tir de Tracadie
TRACADIE RANGE TOURISM CONCEPTUAL PLAN

3.0 DEVELOPMENT CONCEPT



Photo Credit: BDA Ltd. 2000

'Discover the Tracadie River - From the Forest to the Sea' is the tourism concept proposed for the Tracadie Range. The quality of the tourism experience offered along the river is directly related to the quality of the natural environment that the tourist discovers along the Big Tracadie River.

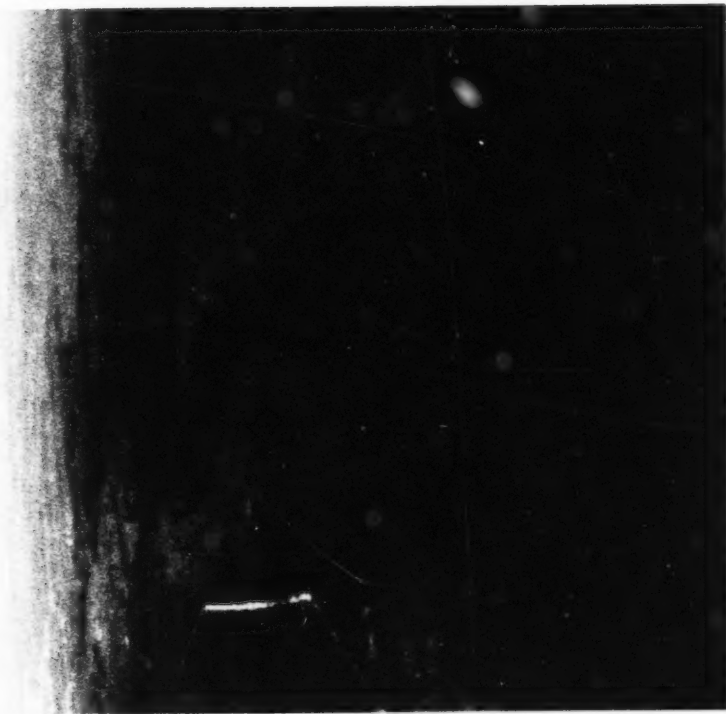
Currently, the quality of the environment along the river is excellent and the tourism experience would be of equally high quality. In order to ensure this quality experience is maintained an environmental protection and management plan will need to be adopted.

The 'Greenway Corridor' planning system is a widely used technique that includes multiple goals to achieve a sustainable outcome for multiple users. A Greenway Corridor is a linear open space system that services both recreation/tourism and conservation purposes. Greenway Corridors are scientifically based to ensure sustainability of the natural environment but also include recreation, interpretation and education. This is a unique opportunity to balance the ecological concerns of protecting wildlife and water quality with human use.

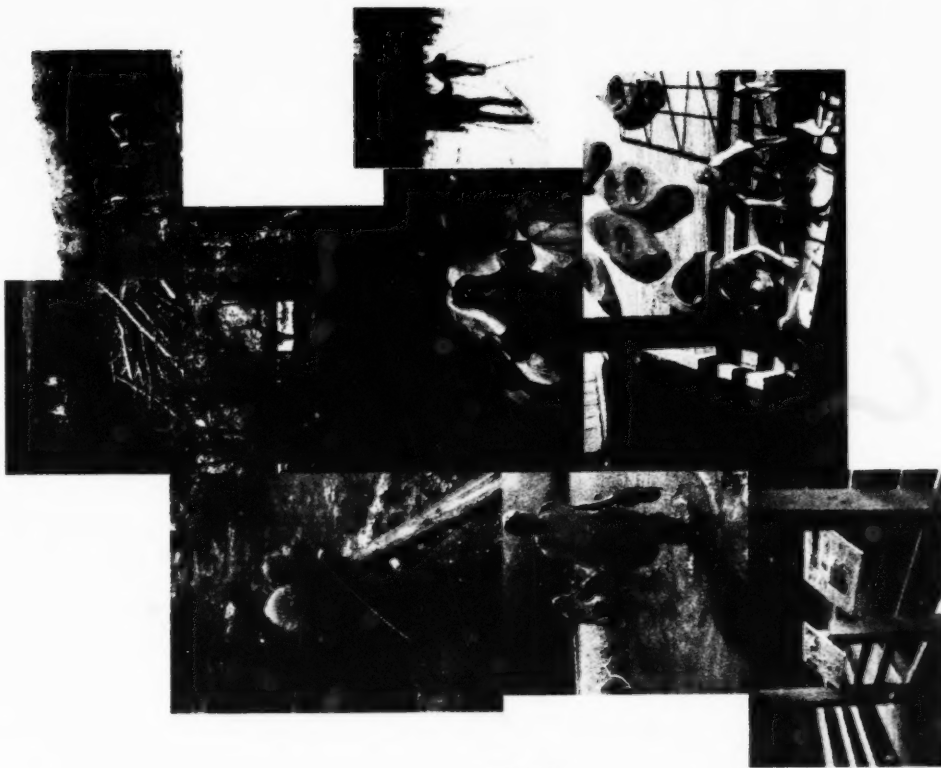
Establishing a 'Greenway Corridor' along the Tracadie River system will protect the high quality of environmental integrity necessary for a quality tourism experience and establish a planning framework with sustainable development guidelines for recreation/tourism use.

There is a strong interest in the former Tracadie Range site for public access to the land and river for recreation use and also a desire to protect the river for future generations.

Adopting the Greenway Corridor approach will ensure protection of the environment and cultural resources and provide for access for tourism and recreation purposes.



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QUALITY OF ENVIRONMENT

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QUALITY OF TOURISM and RECREATION
EXPERIENCE

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3.1 Greenway Corridor - What to Protect?

The broad objective of the Greenway Corridor approach is, to maintain diverse wildlife communities and clean water resources that are both crucial in the maintenance of environmental health and in the continuing health of a nature based tourism economy.

The Greenway Corridor is a recognized planning technique with principles that have been developed to meet the joint objectives of conservation and recreation. Three zones in the river corridor require protection, the riparian zone, upland slopes, and a band of upland forest.

Conservation and restoration of the riparian zone, upland slopes and upland forest in a Greenway Corridor along the Big Tracadie River will ensure that the opportunities for tourism/recreation grow as the forest and landscape grow and mature.

Protecting ecological health will require management of human use within the corridor and the adoption of sustainable development principles for forestry and agricultural use outside the corridor.

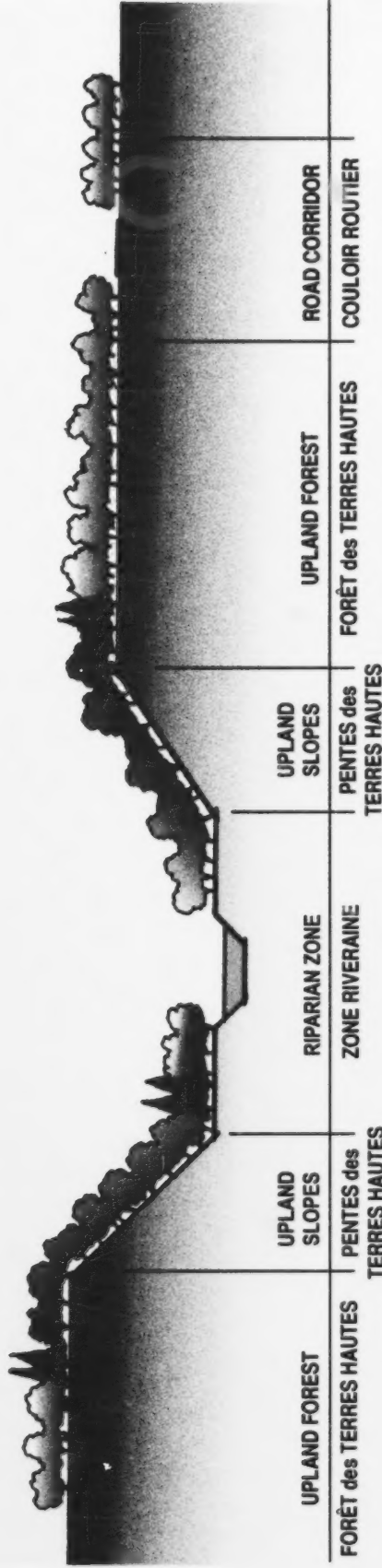
The quality or the ability of the Greenway to protect wildlife and water resources depends on the degree of connectivity and the width of the corridor. The lack of residential and road development on the Range land has resulted in a corridor of continuous forest cover with very little fragmentation along the Big Tracadie River.

The sustainable design of tourism /recreation infrastructure within the Greenway is also important because poorly planned facilitated human access have the potential to degrade natural systems.



Greenway Goals

1. Conservation/Restoration of Water Quality
2. Conservation/Restoration of Wildlife Habitat and Movement
3. Provide for Recreation and Tourism Opportunities
4. Provide for Conservation, Interpretation and Monitoring of Cultural and Natural Resources



TRACADIE RIVER GREENWAY CORRIDOR - TOURISM ZONE AND CONSERVATION AREA

COULOIR VERT DE LA RIVIERE DE TRACADIE - ZONE TOURISTIQUE ET AIRE DE CONSERVATION

Objectifs relatifs au couloir de verdure / GREENWAY GOALS

1. Conservation/restoration de la qualité de l'eau
Conservation/Restoration of Water Quality
2. Conservation/restoration de l'habitat et du couloir fauniques
Conservation/Restoration of Wildlife Habitat and Movement
3. Prévoir en fonction de possibilités récréatives et touristiques
Provide for Recreation and Tourism Opportunities
4. Prévoir en fonction de la conservation, de l'interprétation et du monitoring des ressources culturelles et naturelles
Provide for Conservation, Interpretation and Monitoring of Cultural and Natural Resources

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TRACADIE RANGE TOURISM CONCEPTUAL PLAN
CONCEPT TOURISTIQUE / TOURISM CONCEPT

Dwg. 3

3.2 Greenway Corridor Width

The Greenway concept requires protection of the riparian zone along the bottom of the river valley and protection of the upland slopes with a zone of upland forest along the top of the slopes. The riparian zone and upland slopes can be mapped using topographic base data but the width of the upland forest required to complete the Greenway Corridor can only be done on a site specific basis - a width that fits the Tracadie environment.



Photo Credit: BDA Ltd. 2000

The width of the Greenway Corridor can have a drastic effect on its ability to protect wildlife and water resources and offer a rich recreation experience.

- the corridor should be wide enough to minimize edge effects
- the width should be based on the needs of the most sensitive species
- identify the impact of surrounding land uses on water quality before setting the width - set widths that vary in proportion to the impacts of adjacent land uses.
- set widths wide enough to allow high impact corridors (i.e. trails) and areas that are undisturbed.

The plan shown as Dwg. 4 on page 12 illustrates a conceptual Greenway Corridor for the former Tracadie Range. The corridor shown includes the riparian zone, the upland slopes and an additional 100m of upland forest. The corridor also includes a 50m visual buffer along both sides of the road system.

Determining the final width of Greenway Corridor will require further research to understand wildlife populations and movement, vegetation stands and erodibility of soils, unique habitats and a visual analysis of the valley to ensure protection of views.

Establishing this Greenway Corridor will ensure that both ecological and social goals are met and that economic benefits for the region can be realized.

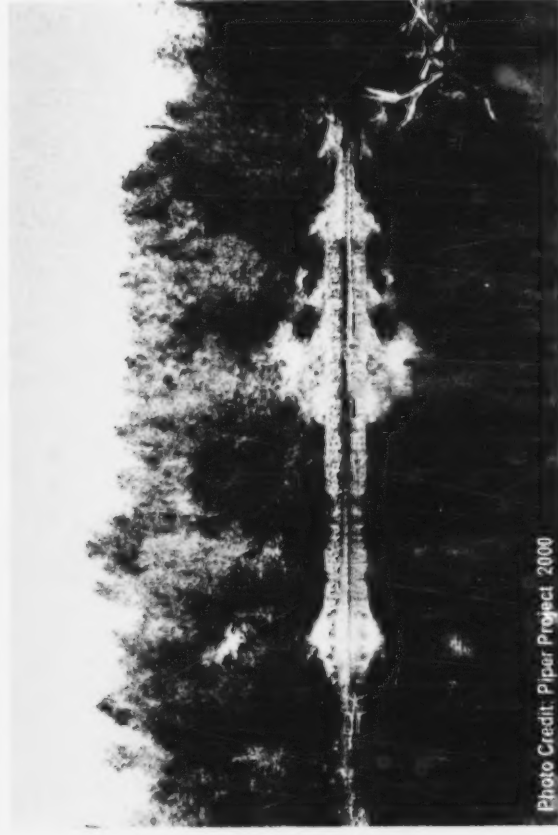


Photo Credit: Piper Project 2000

3.3 Uses Within the Greenway Corridor

Tourism and recreation activities within the Greenway Corridor are limited to low impact nature based pursuits to ensure that the natural environment within the corridor is protected and functions as a complete interconnected ecosystem. A hierarchy of zones of human use has been established based on the capability of the land to withstand impact.

The design of access trails and roads as well as the design of Day Use facilities are to follow the principles of sustainable development. These principles include building on disturbed sites, reusing existing roads, avoiding steep slopes and generally ensuring development is planned so it does not degrade the environment and is in balance with natural processes.

A system of trails to accommodate hiking and cross-country skiing will be planned within the corridor as well as a number of drive-to Day Use sites. A water trail system is proposed with designated launch and landing sites. The layout and location of these elements will be site specific ensuring the maximum opportunity for high quality recreation experiences and at the same time ensuring protection of the environment.

Forestry and agriculture are not compatible with Greenway goals and are not permitted within the corridor. ATV (all terrain vehicle) and off-road vehicle use is not compatible within the Greenway corridor because of the high impact they cause. The corridor includes erodible slopes, bottom land and sensitive uplands that could be negatively impacted by off-road vehicles. Snowmobiling within the corridor will be permitted along the frozen river and at identified crossings.

The primary recreation/tourism use in the Greenway Corridor is the pursuit of an outdoor experience within an outstanding natural environment. This includes sight seeing, wildlife and bird watching, picnicing, swimming, nature study and other soft recreation.



Photo Credit: Piper Project, 2000

CORRIDOR CONSERVATION AREA WIDTH
TO BE DETERMINED BY FUTURE ECOLOGICAL
STUDY AND STAKEHOLDER CONSULTATION

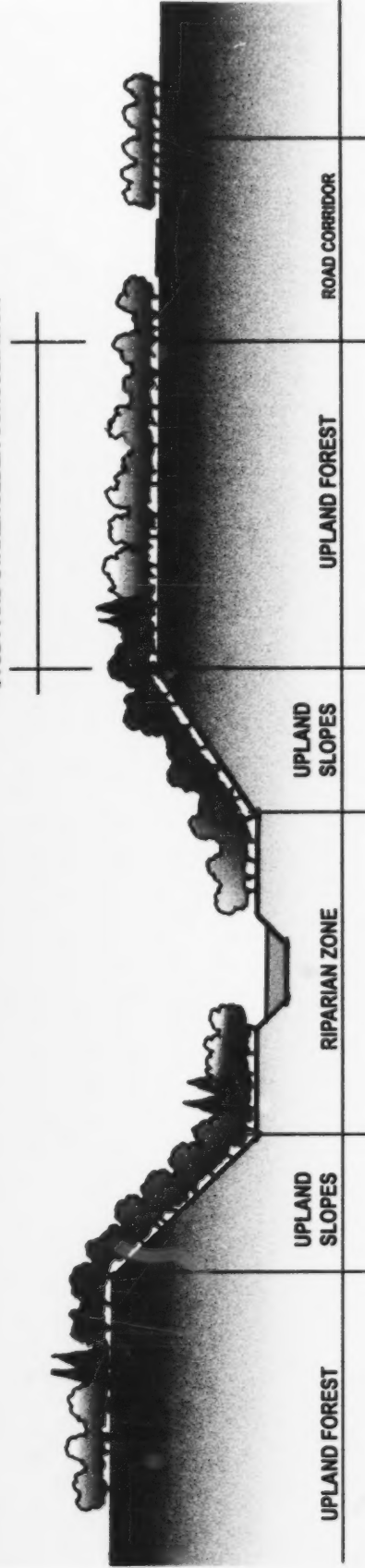


Photo Credit: BDA Ltd. 2000

UPLAND SLOPES

- no development - roads or buildings on slopes >25%
- no motorized off road vehicles
- use disturbed sites for development
- remove and re-vegetate existing road beds where possible
- restore and re-vegetate disturbed areas (i.e. Gravel pits)
- no logging, agriculture
- hiking/cross country skiing on slopes <25%, nature study, picnic sites, environmental education encouraged

RIPARIAN ZONE

- no motorized access except emergency and service
- hiking, wilderness camping, nature study, research, cross country skiing encouraged
- remove and re-vegetate existing road beds
- restore riparian vegetation where fragmented
- wilderness camping (boat access only)
- no logging or agriculture

UPLAND FOREST

- no logging or agriculture
- no motorized off road vehicles
- use disturbed areas for site development
- remove and re-vegetate existing road beds where not needed
- restore and re-vegetate all disturbed areas (i.e. Gravel pits)
- parking/camping allowed with 30 m setback from top of bank
- control all storm water run-off from hard surface areas
- hiking/cross country skiing, picnic areas, nature study, environmental education encouraged

ROAD CORRIDOR

- no logging, no development within 50m setback from the road edge for visual buffer
- provide 7m road bed with drainage
- control storm water run-off and sedimentation to all natural drainage systems
- restore and re-vegetate road corridor where possible

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TRACADIE RANGE TOURISM CONCEPTUAL PLAN CORRIDOR CROSS SECTION

Dwg. 5

3.4 A Watershed Plan for the Tracadie River System

The quality of the environment in the Tracadie Greenway Corridor is directly related to the activity on the land and water further up the watershed. Poor forestry or agricultural practices upstream will affect water quality downstream. The Tracadie Range site is part of an interconnected system and not an isolated island. Wildlife and water do not recognize property lines but move in interconnected corridors.



Photo Credit: BDA Ltd. 2000

A management plan for the upper watershed to establish an adequate conservation corridor is required to protect the outstanding environment of the range site.

Equally important is the recognition of the importance of the lower river system in the overall health of the watershed. The tourism approach is to market the entire Tracadie River system including Tracadie Bay as the attraction- **'From the Forest to the Sea.'** A management plan for the lower portion of the watershed is required to ensure the restoration and protection of water quality and wildlife habitat in the developed portion of the watershed.

Environmentally based management of the total watershed will ensure a positive future for the tourism industry as well as other industries such as forestry, agriculture and the fishery.

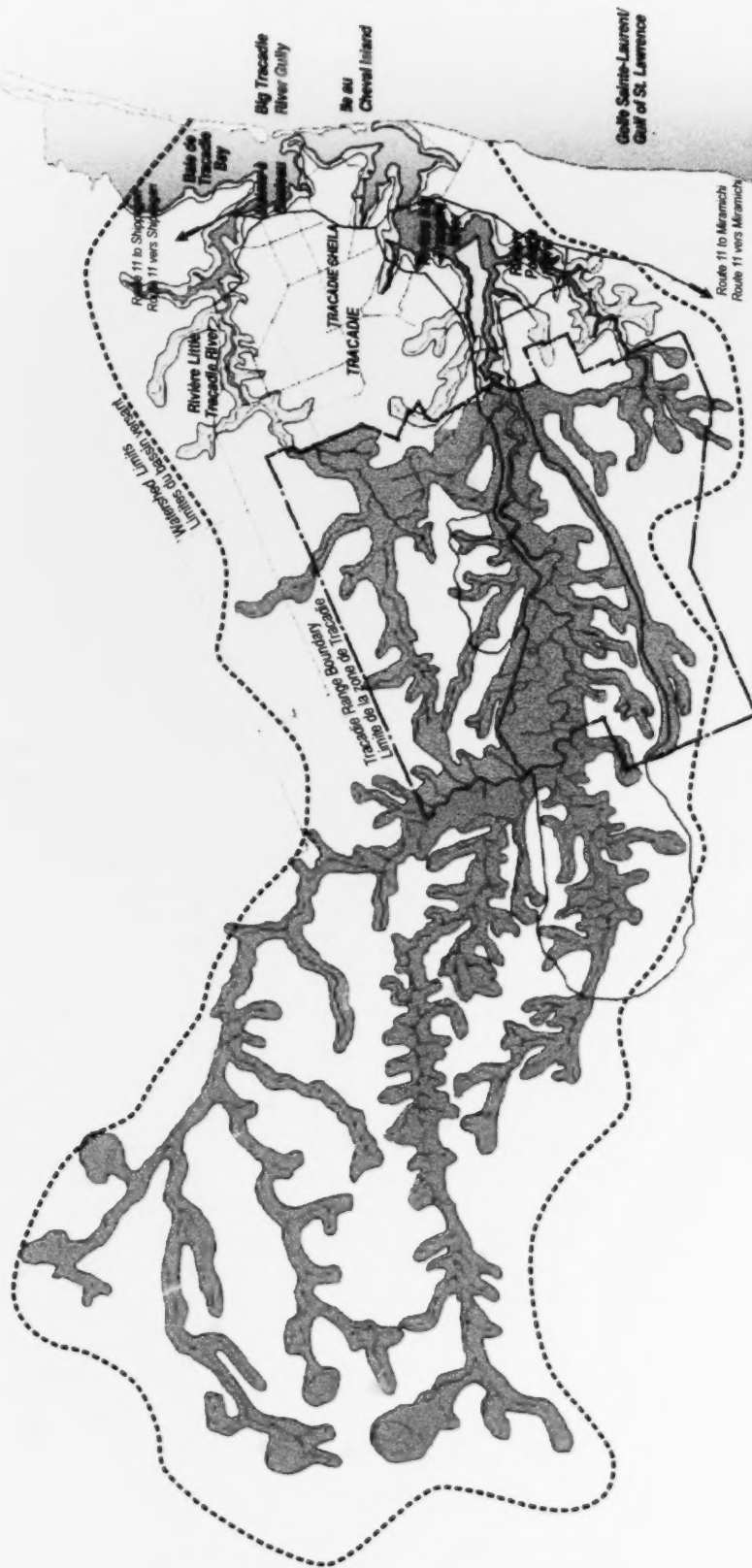
Cycling and hiking trails linking the community to the range site should be developed as part of the overall plan. This will tie the community together and link the settlement areas to the Tracadie Range property in both a symbolic and tangible way.



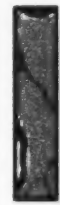
Photo Credit: Piper Project 2000



Photo Credit: Piper Project 2000



RESTORATION
RESTORATION



RECREATION TOURISM
CONSERVATION
RÉCRÉATION TOURISME
CONSERVATION



CONSERVATION
CONSERVATION



Plan directeur touristique pour le champ de tir de Tracadie
TRACADIE RANGE TOURISM CONCEPTUAL PLAN
PLAN DU COULOIR DU BASSIN VERSANT / WATERSHED CORRIDOR PLAN

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4.0 CONCEPTUAL PLAN

The tourism/recreation master plan for the Tracadie Range provides an attraction based on the unique natural and cultural resources of the area with low impact access for both the community and the tourists.

Developments include the following:

- a main orientation/interpretive centre/ cross-country ski centre
- a centre for fish and game management/ snowmobile centre
- a lodge and cottage style roofed accommodation
- a number of Day Use Picnic sites
- a network of trails
- interpretive sites
- a campground
- a maintenance area

The following are principles that should form the basis for sustainable development of the Tracadie Range site. The basic premise of sustainable design is to allow the ongoing natural processes of the landscape to remain intact and to continue to function along with development.



Photo Credit: Piper Project 2000

1. Site Design

- minimize site disturbance, use already disturbed land for development if possible, where disturbance does occur try to keep it to the edges of forested areas
- protect and expand natural wetlands, streams and recharge or storage areas - re-establish natural drainage patterns where possible
- make environmental restoration part of the project where possible (i.e. planning of native species at river edge and in disturbed areas, remove invasive exotic species)
- manage storm water run-off from hard surface and maintained lawn areas to protect water quality (i.e. holding ponds, filter strips, swales, etc.)
- use waste water treatment systems that are biological, non-

- mechanical and do not involve soil leaching
- protect existing forest linkages and re-establish missing linkages for wildlife habitat and movement. Landscapes should always be treated as interdependent and interconnected.
- site selection should avoid location of intensive development (i.e. parking, building, trails) on steep slopes and wet areas
- involve local community in construction, operations, interpretation and monitoring of the site
- night lighting should be limited to the minimum required for safety-care should be taken to direct light to the ground and avoid eye level glare
- the location of facilities, roadways and pedestrian trails should maximize positive views of natural features and minimize negative views
- all topsoil from construction areas should be retained for use in site restoration, undisturbed areas at the edge of construction should be protected with fencing and any area disturbed should be restored as soon as possible
- native plants within construction areas should be saved (i.e. in a temporary nursery for use in site restoration projects)
- throughout the construction process environmental impacts should be monitored and changes made to ensure that resources are not being affected - construction staff should be informed of the natural and cultural value of the site and sustainable development response during the construction process
- design spur trails off primary trails to provide access to ecologically sensitive areas
- minimize trail width and clearing in forest interiors

2. Building Design

- use the building as an educational model demonstrating the importance of environmentally responsive design
- the building must be designed to respect the natural and cultural resources of the site - the design must minimize development impacts
- use renewable local building materials where possible (i.e. local supply, certified wood products, etc.), use reclaimed building materials



Photo Credit: Piper Project 2000

where possible (i.e. old barns, buildings, etc.)

- use passive energy conservation strategies that respond to the local climate (i.e. wind buffers, solar orientation, etc.)
- alternative renewable energy resources such as sun, wind, etc., should be explored as part of a comprehensive energy plan- facility design should focus on energy conservation and on energy efficiency
- use strategies for water supply that focus on conservation (i.e. gray water for irrigation, reclaimed hard surface run-off storage, water conserving flush toilets, etc.
- sustainability should be seen in all aspects of the operation of the facility, including maintenance, waste handling, utilities, retail operations and visitor services
- use building design methods that maximize the use of local labour

4.1 Facilities

A hierarchy of facilities has been established with the **high impact facilities** clustered at the entrance to the range with **lower impact facilities** further into the wilderness areas of the site.

The two main facilities of the plan include the **Orientation Centre** and the **Fish and Game Club**. These two facilities are the focus for the management of the conceptual plan.

1. The Orientation Centre provides the visitor services such as reception, interpretation, food service, local product gift shop, bike and boat rentals, etc. This site will also include parking, access to two adjacent interpretive trails, access to the water and boating facilities and picnic and Day Use amenities. This site will also serve as a centre for cross country skiing activity during the winter season.

The Orientation Centre will also house management staff and be the location for research and educational programs.

2. The Fish and Game Club

This facility managed by the local Fish and Game will provide a centre for their

activity, parking with trailer storage and boat launch, etc.. The facility will also serve as a centre for snowmobile activity in the winter season.

3. Full Service Campground

A campground to accommodate camping for Rv's, trailers and tents is proposed. It will also include boat launch facility for canoe's and kayaks.

4. Pointe à Ferdinand Accommodation

This site has been identified as a development opportunity for cottages and an eco-lodge.

5. Day Use Areas

Comeau Point/Alexander LeBreton Point and Red Landing have been identified as Day Use sites, each providing picnic sites, access to adjacent hiking trails, composting toilets, interpretive signage and parking.

4.2 Access

Land Based Trails

A network of trails form the backbone of the tourism/recreation plan.

Cross-Country Ski

- approximately 45 km hiking/cross-country ski trails
- 2 warm-up huts
- 2 refuge cottages - overnight accommodation
- cross country ski trail linkage to Club de Ski de Fond les Gailurons
- linkage to Tracadie-Sheila along Little Tracadie River
- winter centre for cross-country ski at Orientation Centre
- short loop trails and long loop trails

Hiking Trails

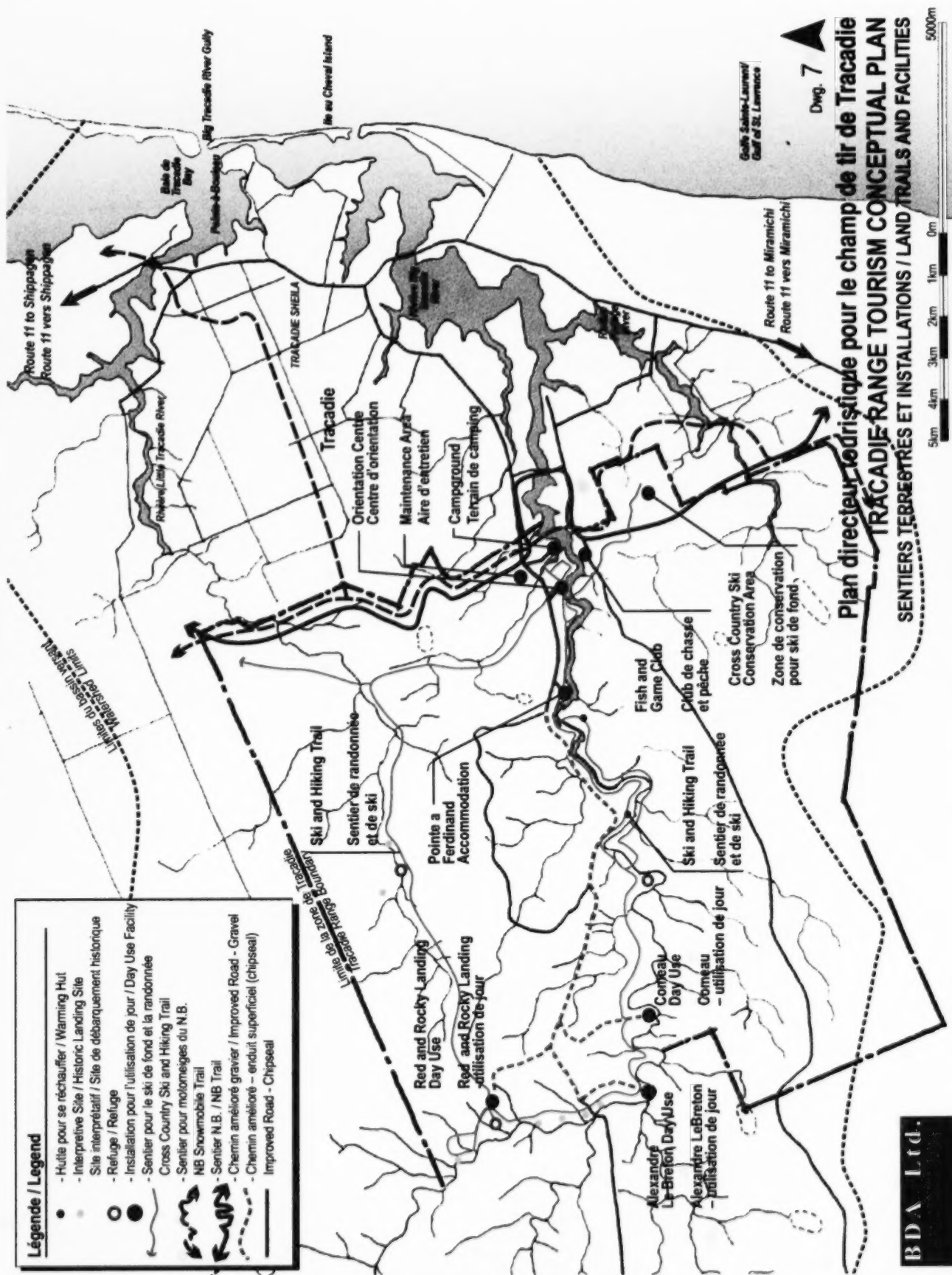
- trailheads at Orientation Centre and Day Use areas
- approximately 45 km of short trail loop and long trail loops
- connect with interpretive sites - i.e. historical landings, camps

Snowmobile Trails

- winter centre at Fish and Game Club
- connect to New Brunswick Snowmobile Trail and to Tracadie-Sheila

Légende / Legend

- Hütte pour se réchauffer / Warming Hut
- Interpretive Site / Historic Landing Site
- Site interprétatif / Site de débarquement historique
- Refuge / Refuge
- Installation pour l'utilisation de jour / Day Use Facility
- Sentier pour le ski de fond et la randonnée
- Cross Country Ski and Hiking Trail
- Sentier pour motoneiges du N.B.
- NB Snowmobile Trail
- Sentier N.B. / NB Trail
- Chemin amélioré gravier / Improved Road - Gravel
- Chemin amélioré - enduit superficiel (chipseal)
- Improved Road - Chipseal



Plan directeur conceptuel pour le champ de tir de Tracadie TRACADIE RANGE TOURISM CONCEPTUAL PLAN SENTIERS TERRESTRES ET INSTALLATIONS / LAND TRAILS AND FACILITIES

Dwg. 7

Gaëlle Sabin-Laurin/
Gaëlle St. Lawrence

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Water Trails

Water trails form another low impact way of exploring the Big Tracadie River within the overall concept of **'From the Forest to the Sea'**. A tour boat is proposed as a physical link between the Orientation Centre and the Pointe à Bouleau Interpretive Centre, the Val Comeau Wharf and downtown Tracadie (approximately 20 km). The Orientation Centre provides a landing site for the tour boat and a launch/landing site for kayak and canoe excursions on the river.

The boat launch at the Fish and Game Club would be for local use only and not for tourist use. A launch site would be provided at the Lord and Foy on seasonal water fluctuations. Two wilderness camping areas would be provided on the river accessible by boat only. The limit of motorized boat access up river will be developed with and monitored by the Fish and Game Club.



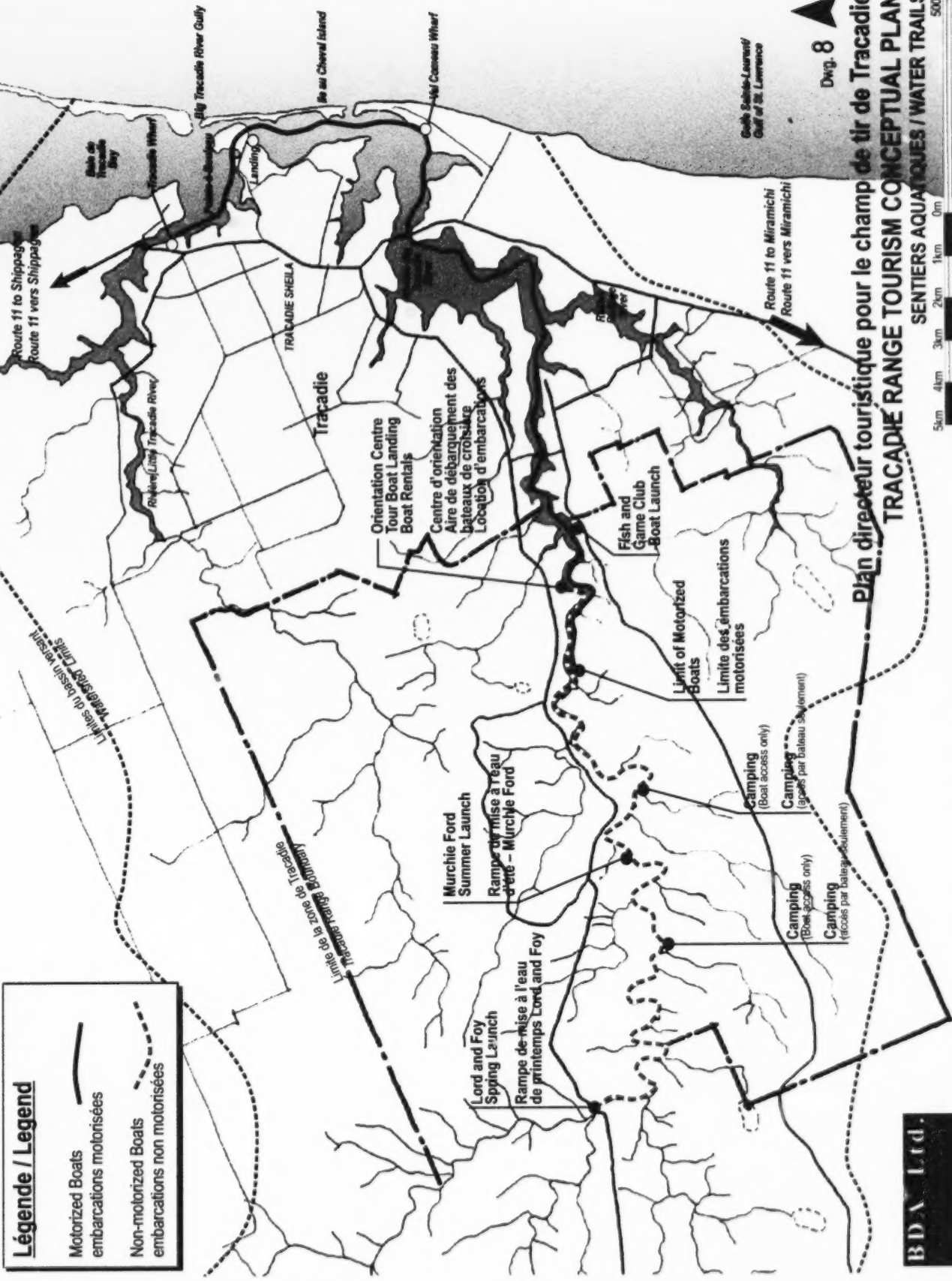
Photo Credit: BDA Ltd. 2000

Légende / Legend

	Motorized Boats embarcations motorisées
	Non-motorized Boats embarcations non motorisées

embarcations motorisées

embarcations non motorisées



Dwg. 8

Plan directeur touristique pour le champ de tir de Tracadie
TRACADIE RANGE TOURISM CONCEPTUAL PLAN
SENTIERS AQUATIQUES / WATER TRAILS

BD&A Ltd.

5.0 PRELIMINARY PLANS

5.1 Youngs Quarry - Orientation Centre

The Orientation Centre has been sited on the Youngs Quarry site. This site offers dramatic views up and down the river. Development of this site following sustainable design principles will allow restoration of this degraded site at the river edge. Existing roadways and disturbed ground will be used for vehicle access and parking.

The location of this highly used facility 1 km from the park entry will limit negative impacts on the remainder of the corridor.

The facility will act as a trailhead for both water and land based trails and will act as a winter centre and trailhead for cross country skiing. Two adjacent loop trails, the Cape Blanc Trail (2.5 km) and the Pointe a Charles Comeau Trail (2.4 km) offer short loops for hiking and cross-country skiing with many opportunities for natural and cultural interpretation.

The Orientation Centre will function as the central orientation and interpretive facility, provide space for research and monitoring, include a Day Adventure site with guided tours and rentals of boats and bikes, provide a gift shop for local products and offer food service. A boat dock at the river edge will provide access for the tour boat and launch/landing for small boats as well launch and landing for Day Adventure excursions.



Photo Credit: BDA Ltd. 2000

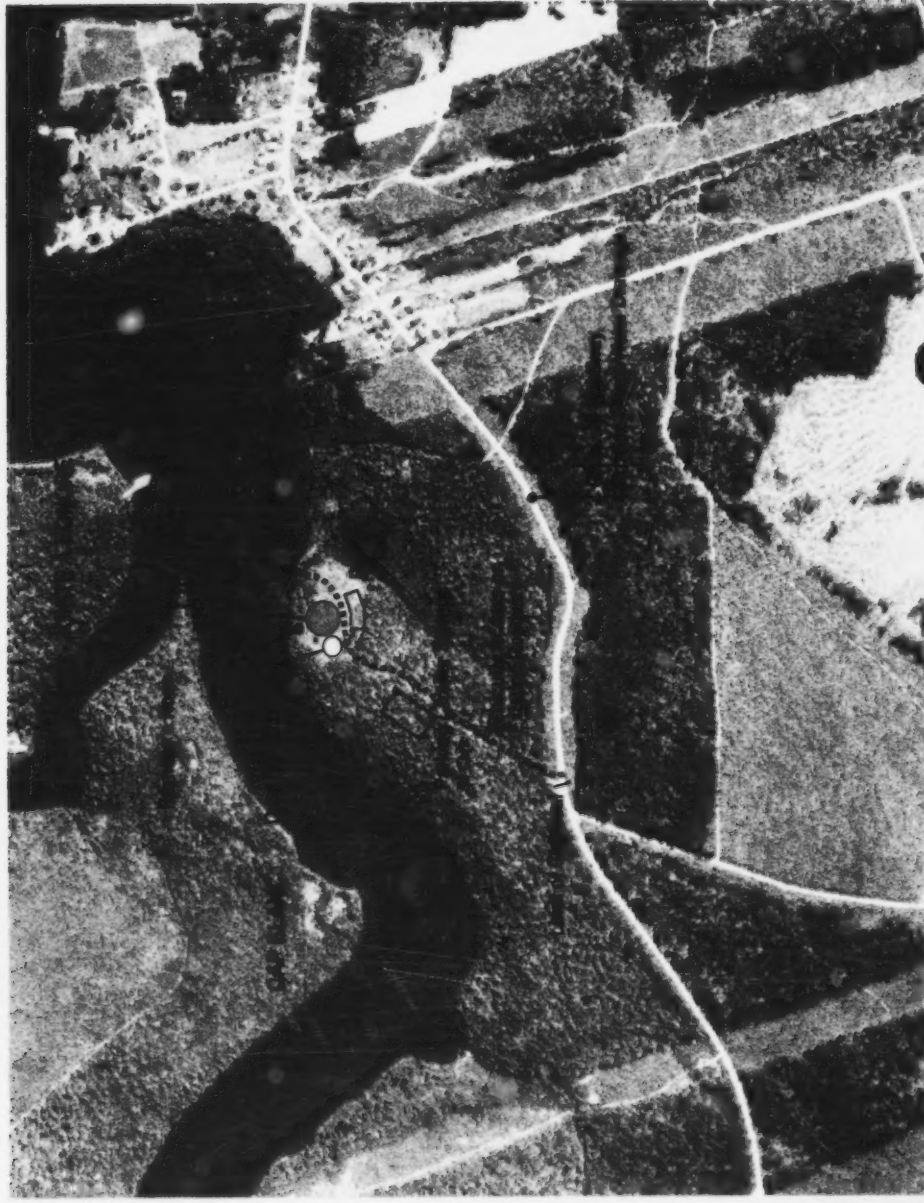


Photo Credit: BDA Ltd. 2000

5.2 Fish and Game Club

Located on the south side of the river on an old farm site, this development provides a community based facility with good river access separated from tourism focused activity on the northern edge of the river. the facility and roadways will be located on disturbed ground and setback from the top-of-bank.

The facility will be managed by the Fish and Game Club and will provide meeting space, a restaurant, boat launch and parking for 120 cars. The facility will provide a winter function as the snowmobile centre for the area and will be linked to the New Brunswick Snowmobile Trail System.



BDA Ltd.

TRACADIE RANGE TOURISM CONCEPTUAL PLAN
FISH AND GAME CLUB Scale 1:10 000

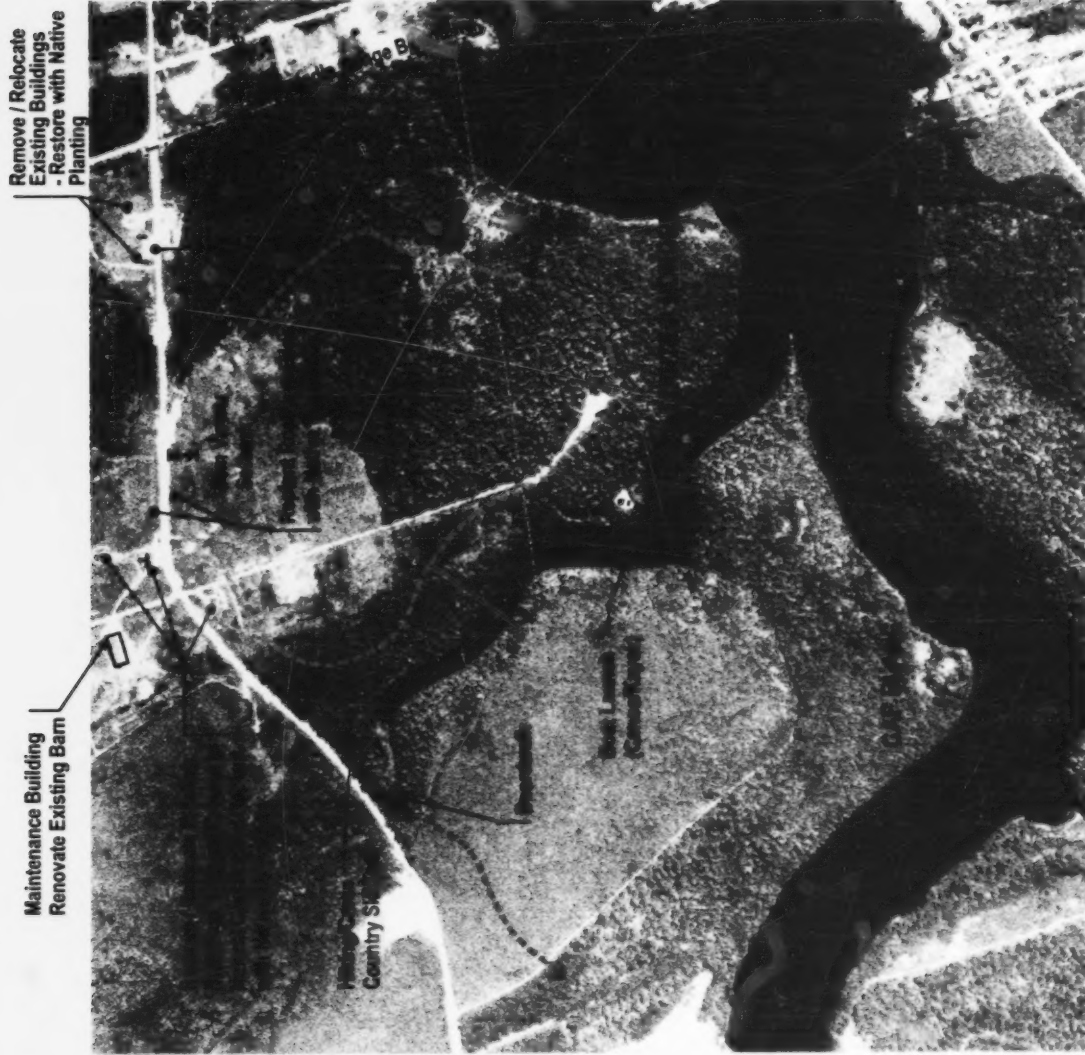


Photo Credit: BDA Ltd. 2000

5.3 Pointe à Honore Campground

Located on Pointe à Honore 500m from the main entry will be the only campground for Rv's, trailers and tenting sites on the range. This vehicle intensive area was located at the eastern boundary of the Range land to minimize impact. All development would be setback from the top-of-bank 30m and existing roadways and disturbed areas used for development where possible.

This site offers 36 hectares for a camping experience. The campground can provide a full range of sites from full service pull through sites to semi wilderness tenting.



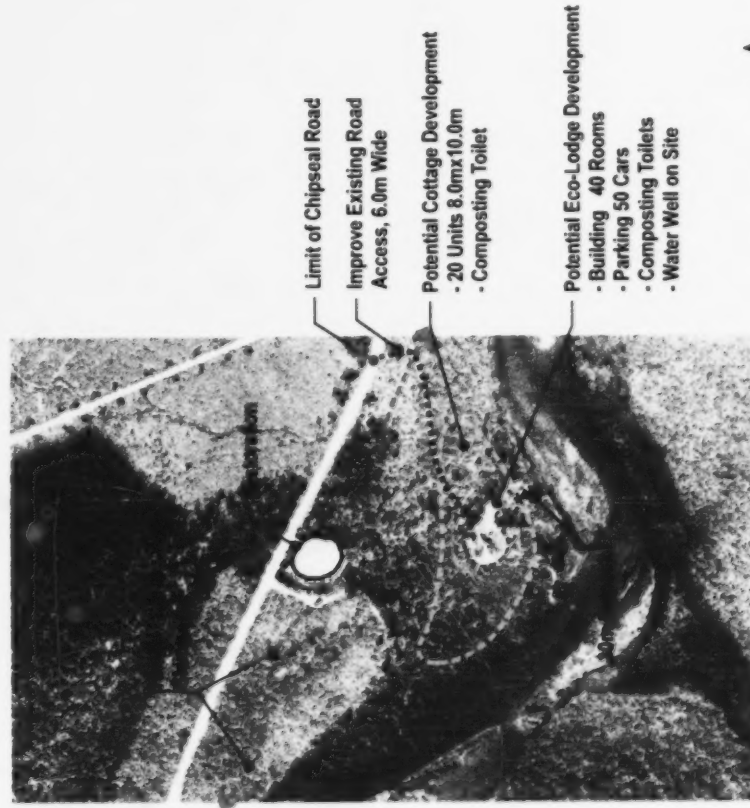
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TRACADIE RANGE TOURISM CONCEPTUAL PLAN

POINTE À HONORE CAMPGROUND SITE Scale 1:10 000

5.4 Pointe à Ferdinand Accommodation Site

This site for cottage or eco-lodge development was originally a farmstead. The existing clearings and low slopes make this an ideal site for this type of development. This site is at the limit of chipseal improvements to the main road. The area has potential for 20 cottage units and a central lodge with 40 rooms.



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TRACADIE RANGE TOURISM CONCEPTUAL PLAN

POINTE À FERDINAND ACCOMMODATION SITE Scale 1:10 000

5.5 Comeau Day Use Site

Day Use Areas

The Day Use areas are situated on the westerly portion of the Range using already disturbed sites (i.e. roadways, clearings). In each site vehicle traffic will be setback 30m from the top-of-bank and pedestrian access only allowed to the river edge and on sloped land. Each site will serve as a trailhead for adjacent long and short loop hiking trails. Each will offer picnic sites, composting toilets, water supply and interpretive signage. Each site will require improvements to existing road access including control of stormwater drainage and erosion control measures.



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TRACADIE RANGE TOURISM CONCEPTUAL PLAN

COMEAU DAY USE SITE Scale 1:10 000

5.6 Alexander Le Breton Site



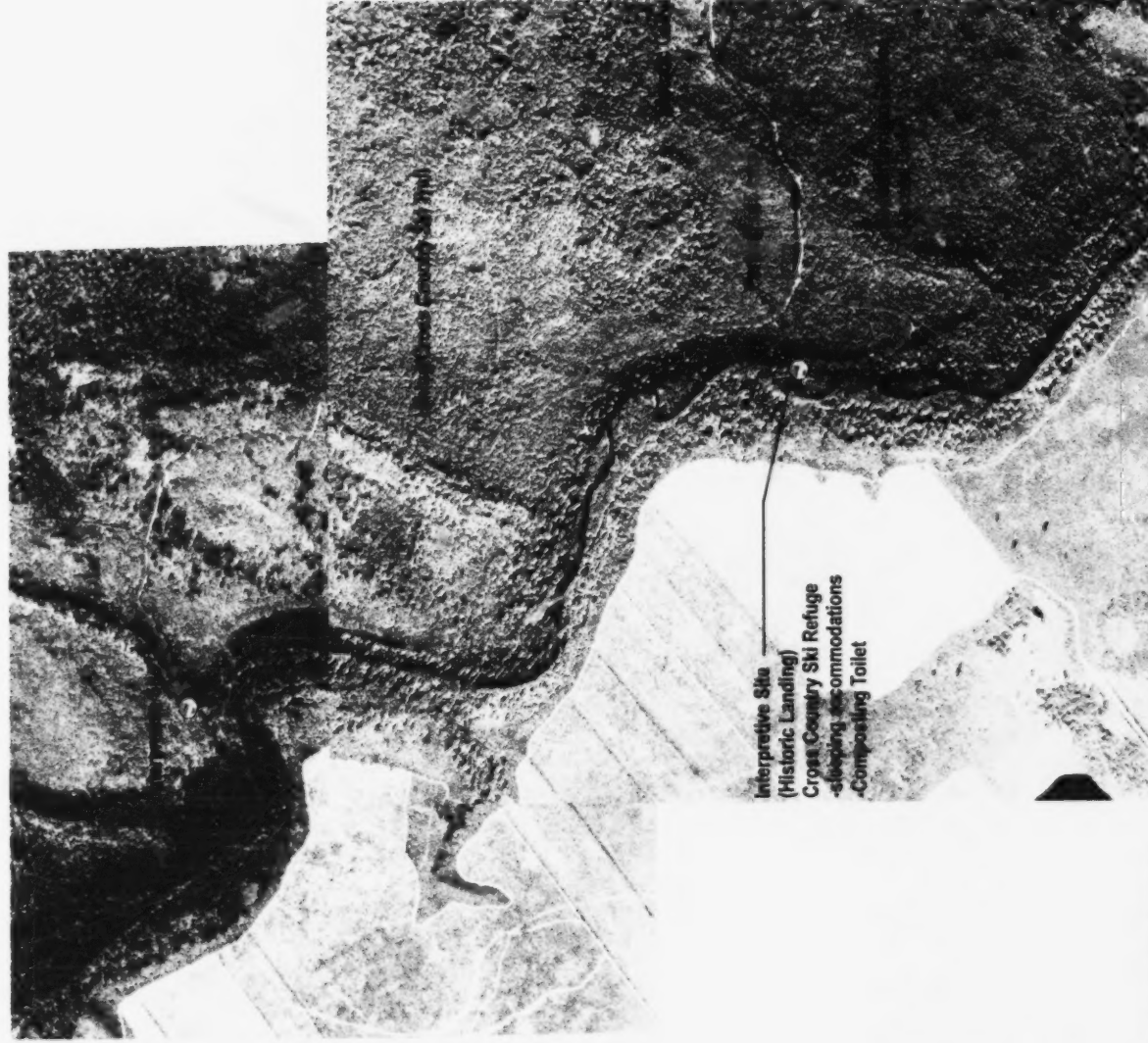
BDA Ltd.

TRACADIE RANGE TOURISM CONCEPTUAL PLAN ALEXANDER LE BRETON DAY USE SITE

Scale 1:10 000

5.7 Red and Rocky Camp- Day Use Site

Planning for Pointe à Bouleau needs to be co-ordinated with plans for the Range. Pointe à Bouleau can offer one piece of the puzzle in communicating the story of the '*Tracadie River From the Forest to the Sea*'. As well interpretive plans and visitor experience should be developed for Val Comeau wharf based on the fishing industry and Val Comeau park based on the dunes, the beach and the gully.



Upgrade Roadway,
Provide Storm Water
Drainage and
Erosion Control
Measures

Interpretive Site
(Historic Landing)
Cross Country Ski Refuge
-sleeping accommodations
-Composting Toilet

BDA Ltd.
Landscape Architects
Sustainable Community Planning

TRACADIE RANGE TOURISM CONCEPTUAL PLAN
RED AND ROCKY CAMP DAY USE SITE

6.0 IMPLEMENTATION STRATEGY/RECOMMENDATIONS

STEP 1

The first step in the implementation strategy is the adoption of the Greenway Corridor goals to achieve the multiple objectives of conservation and recreation use. The Greenway system is a recognized planning instrument that fits the principles of sustainable development, which is a primary stated goal of the Tracadie Range project.

STEP 2

Initiate a biological and cultural inventory of the Greenway Corridor. This is essential background material needed to finalize the width of the upland forest portion of the corridor. This inventory material will also form the basis of the tourism interpretive/educational program.

The NB-DNRE could be the lead on this project in partnership with universities and local naturalists.

Initiate further archeological field study and documentation to protect the resource and provide materials for, and methods of interpretation. This exercise should involve First Nations.

STEP 3

Adopt the tourism strategy '**Discover the Tracadie River - From the Forest to the Sea.**'

This will involve the establishment of a stakeholder committee charged with the task of exploring the opportunities of adopting the theme '**From the Forest to the Sea.**' This will include bringing local tourism operators, downtown business association and other stakeholders under a unified umbrella to discuss a common marketing approach. These sessions should be used to identify new business opportunities, jobs for local people and co-ordination of existing tourism related businesses based on the river discovery theme. This should include development of a marketing plan.

A co-ordinator will be required to facilitate this aspect of the conceptual plan.

The adoption of the theme '**Discover the Tracadie River - From the Forest**

to the Sea' will include developing other projects proposed for Tracadie Bay into an overall co-ordinated approach.

STEP 4

Begin the development of the Tracadie Range master plan facilities (this step is undertaken concurrently with step three). The communities can not market the upper sections of the river to tourists or use it as a recreation resource themselves without proper facilities in place.

The following projects require program development and design.

Orientation Centre- Further detailed design is required to finalize the space requirements and programs that will be delivered from this centre. It will include visitor reception, education/interpretation programs, research facilities, food service, administration, retail outlet for tour packages, etc..

An architectural plan is required that is appropriate considering this building will be a major attraction in the overall tourism master plan. This facility is on a dramatic site with outstanding views. Design and construction will follow sustainable development principles. The Orientation Centre will be a year round facility housing the cross-country ski centre in the winter season.

An interpretive plan for the facility should also be provided, working with the architect from the initial stages of design. A two year lead time is required to undertake the necessary research required and production of interpretive exhibits.

The Orientation Centre will require a business plan designed to ensure financial sustainability. This will involve establishing partnerships and developing a sufficient revenue stream to support the operation. Revenue could be obtained from the food service and retail outlets (tourism/recreation related) or possibly the adjacent campground could be a revenue source.

Trails - Hiking/Cross country ski trails. The detailed biological and cultural inventory collected in Step 2 above will be used to determine areas of interpretive potential and areas that would be sensitive to human impact. A

detailed trail plan and interpretive plan would then be developed based on this material. The plan should be developed in consultation with local cross country ski clubs, naturalists and other stakeholders...

Fish and Game Club - The Tracadie Fish and Game Club has expressed a strong interest in having a presence in the development of the Tracadie Range. Negotiations should be undertaken with, this group to develop a management and operation plan for the Greenway Corridor. The involvement of the Fish and Game Club has the potential to be an integral aspect of a wilderness management plan. This group is in the field and have an intimate knowledge of the wildlife and fish population. They are field monitors that would be the first to see water quality problems or habitat degradation.

The Fish and Game facility would be operated year round as the focus for managing hunting and fishing as the snowmobile centre for the Range. The building, site and water access will be designed following the principles of sustainable development.

Campground - A detailed site plan and facilities plan is required before the first phase of the campground can be developed. The campground could be considered as part of the revenue stream to support development and maintenance of the overall tourism infrastructure.

Eco-Lodge/Cottages - A market study will be required to finalize the program and feasibility of the roofed accommodation aspect of this plan. This project could be a private development opportunity and be developed in a similar manner to the Tracadie Cottage Cluster.

6.1 Project Implementation Phasing

Phase I Projects

- 1.1 Orientation Centre
 - Building/Interpretive Exhibition/Furniture
 - Road Access/Parking
 - Boat Launch/Landing
- 1.2 Main Access Road
 - Base/Topcoat/Chipseal 1.5km
- 1.3 Campground
 - Phase One - 50 Sites (Showers/Laundry/Washrooms/Office Road Development)
- 1.4 Cap Blanc/Pointe à Charles Comeau Trails
 - Hiking/Cross Country Ski Trails - 5km Trails/ Look-outs/Interpretive Signage, etc.
- 1.5 Maintenance Area - Renovate Existing Barn
- 1.6 Relocate/Demolish Existing Buildings
- 1.7 Main Entry - Signage/ Landscaping
- 1.8 Restoration (i.e. Borrow Pits/Building Sites/etc.)
- 1.9 Fish and Game Club
 - Building
 - Boat Launch/Docks
 - Roadways/Parking/Main Access Road
 - Main Access Road

Phase II Projects

2.1 Campground

2.2 Hiking/Cross Country Ski Trails 11km

- 1 Refuge / 2 Warm-up Huts

2.3 Day Use Areas (3)

2.4 Hiking/Cross Country Ski Trails (to Red and Rocky Landing) 11km

- 1 Refuge

2.5 Main Access Road Improvements 11km

Phase III Projects

3.1 Complete Little Tracadie River Loop (18km) Hiking/Cross Country Ski Trail

Phase IV Projects

4.1 Pointe à Ferdinand - Accommodation Private Development Opportunity

- 20 cottages
- Lodge - 30 rooms
- Access Road

4.2 Main Access Road (to Pointe à Ferdinand)

- Base Topcoat/Chipseal - 2.5 km

Rivière Little Tracadie River

Tracadie

TRACADIE SHEILA

Rivière Big Tracadie River

Rivière Portage River

Route 11 to Miramichi
Route 11 vers Miramichi

Pointe-a-Bonneau

de Chevalant

Baie de Tracadie

Route 11 vers Shippagan

L'unité de la zone Estuaire

1:100,000

December 1, 2000

TRACADIE RANGE 34

